

# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

TO William Hammond, Esquire  
Zoning Commissioner

Date July 8, 1981

FROM Gilbert S. Benson

SUBJECT Special Hearing 81-38-SPH  
and Special Exception 80-61 X  
Henry Street & Dwyer Avenue

Baltimore County received plans from Developer on the above captioned site with a request for a Storm Water Management exemption.

This plan was reviewed by the Department of Public Works of Baltimore County and it was determined that a waiver could not be granted as requested; therefore, a Storm Water Management detention facility would be required within this site.

This facility requires that the plan be revised as shown on the attached plan, prior to any approval by Baltimore County, Department of Public Works. The above information is being provided at the request of the Developer and/or owner with reference to the above subject.

Very truly yours,



Gilbert S. Benson, P.E., Asst. Chief  
Bureau of Public Services

GSB:vlg

cc: David S. Thaler & Assoc., Inc.  
11 Warren Road  
Baltimore, MD 21208

File



PRESVILLE SHOPPING CENTER  
EX ZONING PL-000

GEORFORD AVE. & M'HENRY ST.  
BALTO. CO MD. 3RD ELECT DISTRICT  
SCALE 1"=30' MAY 10, 1973

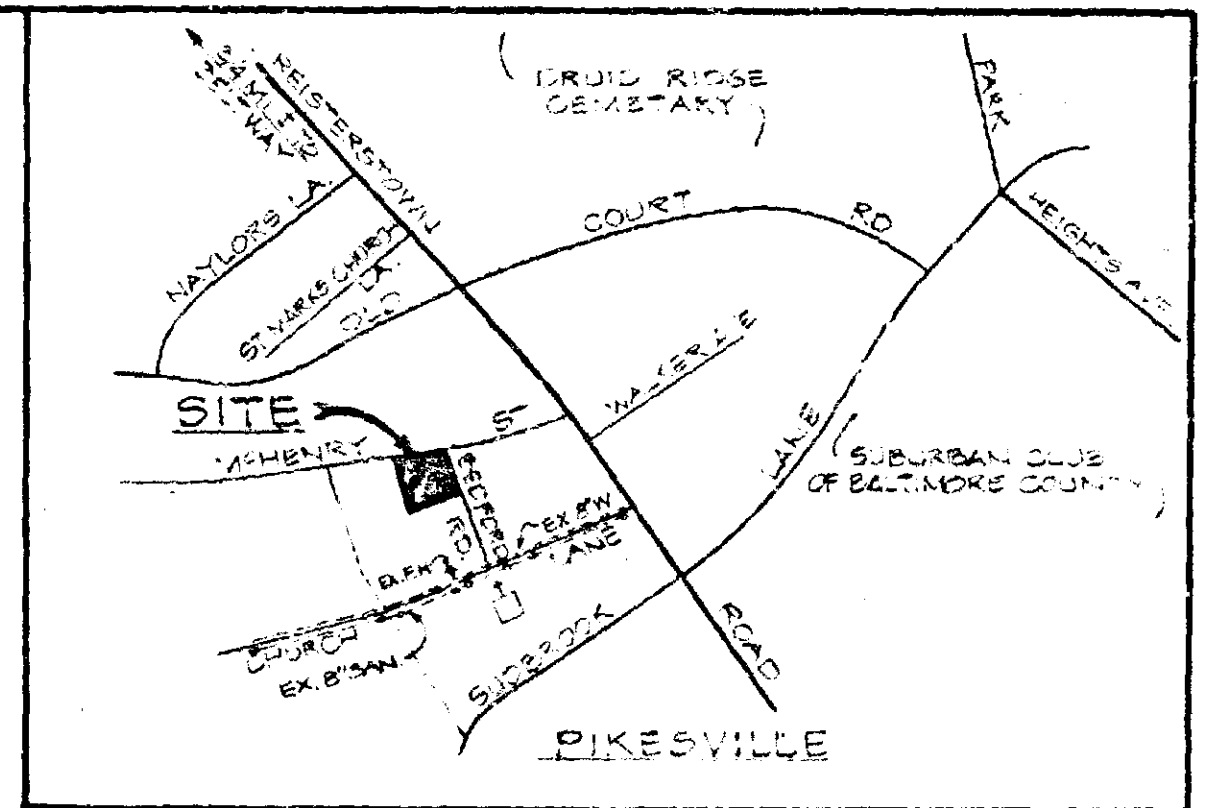
6/16/80

Ret Ev. 1

P.N. 0131

EX. 2 STY. HOUSE

EX ZONING - DR-2



VICINITY MAP  
SCALE: 1"=1000'

PIKESVILLE SHOPPING CENTER  
EX ZONING - BL-CCC

- SPECIAL EXCEPTION 80-61X  
GRANTED OCTOBER 10, 1980  
SUBJECT TO THE FOLLOWING  
RESTRICTIONS:**
1. Connection to the metropolitan district sewer and water services, as provided for in the comments submitted by the Dept. of Public Works, dated July 10, 1979.
  2. Construction of sidewalks, as provided for in the comments submitted by the Dept. of Traffic Engineering, dated July 10, 1979.
  3. Approval of a site plan by the Dept. of Public Works and the Office of Planning and Zoning, including landscaping and screening approval by the current Planning and Development Division.

EXISTING ZONING - DR-16  
PROPOSED ZONING - 80-61X  
GROSS AREA 1.27 AC  
NET AREA 1.25 AC

**FIRST FLOOR:**  
USE OFFICES  
TOTAL FLOOR AREA 14,300 SQ. FT.  
NUMBER SPACES REQUIRED 14,300 / 300 = 48

**SECOND FLOOR:**  
USE OFFICES  
TOTAL FLOOR AREA 14,300 SQ. FT.  
NUMBER SPACES REQUIRED 14,300 / 300 = 48

TOTAL SPACES REQUIRED = 77  
TOTAL SPACES PROVIDED SHEET 1 = 77  
TOTAL SPACES PROVIDED SHEET 2 = 92

HANDICAPPED SPACES SHOWN THUS: (H)  
ALL PROPOSED PAVING TO BE 8" MIN. THICK  
WITH STONE BASE AND FORTHEN 2" DKA 150.

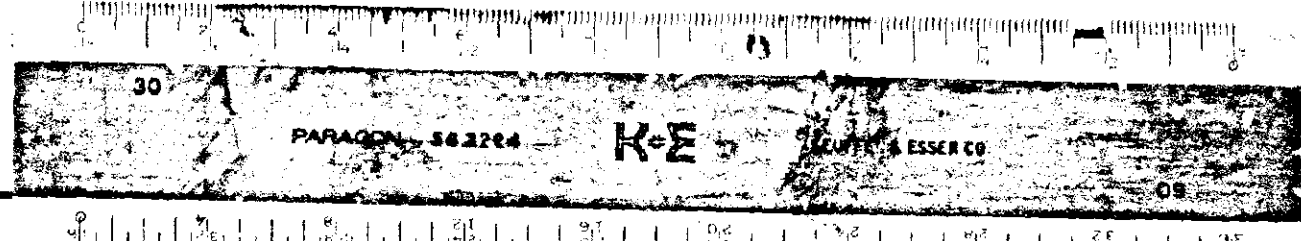
- NOTES:**
1. PRIVATE SEWER TO BE PUMPED TO PIKESVILLE SHOPPING CENTER PENDING APPROPRIATE APPROVALS.
  2. PROPERTY LINES ESTABLISHED FROM CEECO
  3. PRIVATE WATER TO BE SUPPLIED FROM PIKESVILLE SHOPPING CENTER PENDING APPROPRIATE APPROVALS.

ENGINEERS  
**D. S. THALER & ASSOC. INC.**  
11 WARREN ROAD  
BALTO. MD., 21208 484-4100

PLAT TO ACCOMPANY  
PETITION FOR SPECIAL HEARING  
AND REVISION TO SPECIAL EXCEPTION 80-61X

BEDFORD AVE. & MCHENRY ST.  
BALTO. CO MD. 3RD ELECT DISTRICT  
SCALE: 1"=30' MAY 18, 1979  
Revised: June 17, 1980

MICROFILMED



# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

TO.....William Hammond, Esquire.....  
Zoning Commissioner

Date.....July 8, 1991.....

FROM.....Gilbert S. Benson.....

SUBJECT.....Special Hearing 81-38-SPH.....  
and Special Exception 80-61 X  
Henry Street & Dwyer Avenue

Baltimore County received plans from Developer on the above captioned site with a request for a Storm Water Management exemption.

This plan was reviewed by the Department of Public Works of Baltimore County and it was determined that a waiver could not be granted as requested; therefore, a Storm Water Management detention facility would be required within this site.

This facility requires that the plan be revised as shown on the attached plan, prior to any approval by Baltimore County, Department of Public Works. The above information is being provided at the request of the Developer and/or owner with reference to the above subject.

Very truly yours,



Gilbert S. Benson, P.E., Asst. Chief  
Bureau of Public Services

GSB:vlg

cc: David S. Thaler & Assoc., Inc.  
11 Warren Road  
Baltimore, MD 21208

File



# PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

XXXXX We, Eugene and Dorothy Hettelman, legal owners of the property situate in Baltimore County and which is described in the description on and plat attached hereto and made a part hereof, hereby petition for a Special Hearing Under Section 500.7 of the Zoning Regulations of Baltimore County to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve off-street parking in a residential zone and allow an amendment of the site plan filed with Special Exception Case No. 80-61-X to allow a driveway for access to parking between the two properties.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Eugene & Dorothy Hettelman Partnership  
Contract Purchaser  
Address: 220 East Lexington Street  
Baltimore, Maryland 21202  
Protestant's Attorney  
Address: 220 East Lexington Street  
Baltimore, Maryland 21202

ORDERED BY the Zoning Commissioner of Baltimore County, this 1st day of July, 1980, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 21st day of August, 1980, at 2:45 o'clock A.M.

John L. Wimbley  
Zoning Commissioner of Baltimore County

(over)

## BALTIMORE COUNTY

## ZONING PLANS

## ADVISORY COMMITTEE



## PETITION AND SITE PLAN

## EVALUATION COMMENTS

## BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

August 6, 1980

COUNTY OFFICE BLDG.  
111 W. Chesapeake Ave.  
Towson, Maryland 21204

Chairman  
Nicholas B. Commodari

MEMBERS  
Bureau of Engineering  
Department of Traffic Engineering  
State Roads Commission  
Bureau of Fire Inspection  
Health Department  
Project Planning  
Building Department  
Board of Education  
Zoning Administration  
Industrial Development

Ira C. Cooke, Esquire  
36 South Charles Street, Suite 600  
Baltimore, Maryland 21201

RE: Item No. 4  
Petitioner - Eugene Hettelman, Et Ux  
Special Hearing

Let Mr. Cooke:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

This currently vacant wooded site is located on the south side of McHenry Street approximately 220 feet west of Bedford Road and is adjacent to an unimproved site that was recently granted a Special Exception for an office building as a result of Case No. 80-61-X. Adjacent properties to the north and south consist of vacant wooded land, while individual dwellings exist to the west of the subject property.

Because of your clients' proposal to construct an additional parking area that would serve the proposed office building and coupled with the fact that the site plan for the proposed building will be amended by providing a driveway connection between these two properties, this Special Hearing is required.

Enclosed are all comments submitted to this office from the committee members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

Very truly yours,  
Nicholas B. Commodari, Chairman  
Zoning Plans Advisory Committee

NBC:bac  
Enclosures  
cc: D. S. Thaler & Assoc., Inc.  
11 Warren Road  
Baltimore, Maryland 21208



BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-9211

JOHN D. SEYFFERT  
DIRECTOR

July 25, 1980

Mr. William Hammond, Zoning Commissioner  
Zoning Advisory Committee  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #4, Zoning Advisory Committee Meeting, July 1, 1980, are as follows:

Property Owner: Eugene and Dorothy Hettelman  
Location: S/S McHenry St 220' W. of Bedford Avenue  
Acres: 1.3 acres  
District: 3rd

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

Lighting should be limited to eight feet in height and of the sharp cut-off design.

Very truly yours,  
John L. Wimbley  
Planner III  
Current Planning and Development

BALTIMORE COUNTY  
DEPARTMENT OF HEALTH  
TOWSON, MARYLAND 21204  
DONALD L. ROOP, M.D., M.P.H.  
DEPUTY STATE & COUNTY HEALTH OFFICER

July 29, 1980

Mr. William R. Hammond, Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #4, Zoning Advisory Committee Meeting of July 1, 1980, are as follows:

Property Owner: Eugene & Dorothy Hettelman  
Location: S/S McHenry St. 220' W. of Bedford Ave.  
Existing Zoning: D.R. 16  
Proposed Zoning: Special Hearing for off-street parking in a residential zone and allow an amendment of the site plan filed with Special Exception Case #80-61-X to allow a driveway for access to parking between the two properties.  
Acres: 1.3 Acres  
District: 3rd

Metropolitan water and sewer are available.

Prior to new installation/s of fuel burning equipment the owner should contact the division of Air Pollution Control, 494-3775, to obtain requirements for such installation/s before work begins.

Very truly yours,  
John J. Eastest, Director  
BUREAU OF ENVIRONMENTAL SERVICES

JJE/mm



BALTIMORE COUNTY  
FIRE DEPARTMENT  
TOWSON, MARYLAND 21204  
825-7310

PAUL H. REINCKE  
CHIEF

August 5, 1980

Mr. William Hammond  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Attention: Nick Commodari, Chairman  
Zoning Plans Advisory Committee

Re: Property Owner: Eugene & Dorothy Hettelman

Location: S/S McHenry Street 220' W. of Bedford Avenue

Item No. 4 Zoning Agenda Meeting of July 1, 1980

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

- ( ) 1. Fire hydrants for the referenced property are required and shall be located at intervals of 100 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- ( ) 2. A second means of vehicle access is required for the site.
- ( ) 3. The vehicle dead end condition shown on the site plan EXCEEDS the maximum allowed by the Fire Department.
- ( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.
- ( ) 6. Site plans are approved as drawn.
- ( ) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: George M. McGowan Noted and Approved: George M. McGowan  
Planning Group Fire Prevention Bureau  
Special Inspection Division

## BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

TO: Nick Commodari Date: \_\_\_\_\_  
FROM: C.E. Burnham  
SUBJECT: Zoning Advisory Meeting July 1, 1980

- |                   |                                     |
|-------------------|-------------------------------------|
| Item #1           | See Comment                         |
| Item #2           | Standard Comment                    |
| Item #3           | See Comments                        |
| Item #4           | Parking Variance - Standard Comment |
| Item #5           | See Comments                        |
| Item #6           | Standard Comment                    |
| Item #7           | Standard Comment                    |
| Item #8           | Standard Comment                    |
| Item #209 Revised | No Further Comment                  |

C.E. Burnham  
Plans Review Supervisor

CEB:rrj

## BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent Towson, Maryland - 21204

Date: June 26, 1980

Mr. William E. Hammond  
Zoning Commissioner  
Baltimore County Office Building  
1111 West Chesapeake Avenue  
Towson, Maryland 21204

Z.A.C. Meeting of: July 1, 1980

RE: Item No: 1, 2, 3, 4, 5, 6, 7, 8  
Property Owner:  
Location:  
Present Zoning:  
Proposed Zoning:

District:  
No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,  
Wm. Nick Petrovich, Assistant  
Department of Planning

KMF/bp





D. S. THALER & ASSOCIATES, INC.  
11 WARREN ROAD • BALTIMORE, MARYLAND 21208 • (301) 484-4100

To: Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Date: June 18, 1980

Re: McHenry Parcel  
Parking Lot

Attention: Mr. Nick Commodari

Gentlemen:

☒ We are submitting ☒ Herewith ☐ Under Separate Cover  
☐ We are forwarding  
☐ We are returning  
☐ We request

No.	Description
3	Original Petition for Special Hearing Forms
7	Copies of Surveyors Description
10	Prints Each of Sheet 1 and Sheet 2 of "Plat to Accompany Petition for Special Hearing"
1	Check for \$25.00 for filing this petition

Remarks:

☐ In accordance with your request  
☐ For your review  
☒ For processing  
☐ Plans reviewed and accepted  
☐ Plans reviewed and accepted as noted  
☐ For revision by you

☐ For your use  
☐ Please call when ready  
☐ Please return to this office  
☒ Approval requested  
☐ Conference requested at your convenience

For further information, please contact the writer at this office

CC: file  
Enclosure ☒  
Mr. Ira C. Cooke, Esquire  
Mr. Benton Pumpian

Sincerely yours,  
Leonard T. Bohager

Leonard T. Bohager

July 1980

**PETITION FOR SPECIAL HEARING**

2nd District

ZONING: Petition for Special Hearing

LOCATION: South side of McHenry Street, 220 feet west of Bedford Avenue

DATE & TIME: Thursday, August 21, 1980 at 9:45 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve off-street parking in a residential zone and give an exemption of the title plan filed with Special Exception Case No. 81-38 to allow a driveway for access to parking between the two properties.

All that parcel of land in the Third District of Baltimore County

Beginning for the same at a point on the south side of McHenry Street, 50 feet wide, at a point 220 feet west of the intersection of said south side with the west side of Bedford Avenue and running thence leaving said south side of McHenry Street, South 11°23'14" East 163.74 feet to the center of a stream, thence along center of said stream, Southwesterly 296 feet to the east side of Dwyer Avenue, a paper street, 30 feet wide, thence along east side of same, North 07°30'00" West 336.43 feet to the south side of McHenry Street, thence along same, North 82°00'46" East 229.32 feet to the place of beginning.

Containing 1.3 acres of land more or less. Bearings described herein are the result of a survey and have been assumed for zoning description purposes only.

Being the property of Eugene Hettleman, et al, as shown on plat filed with the Zoning Department.

Hearing Date: Thursday, August 21, 1980 at 9:45 A.M.  
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF  
WILLIAM E. HAMMOND  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY

CERTIFICATE OF PUBLICATION  
A 1724

Pikesville, Md., July 30, 1980

THIS IS TO CERTIFY, that the annexed advertisement was published in the NORTHWEST STAR, a weekly newspaper published in Pikesville, Baltimore County, Maryland before the 21st day of Aug. 1980

the first publication appearing on the 30th day of July, 1980

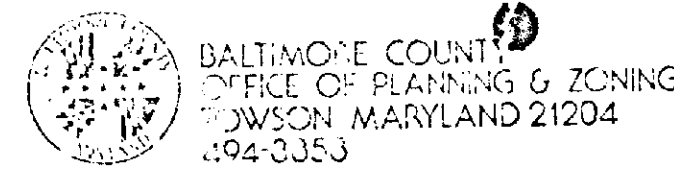
the second publication appearing on the day of 19

the third publication appearing on the day of 19

THE NORTHWEST STAR

Manager

Cost of Advertisement \$41.50



WILLIAM E. HAMMOND  
ZONING COMMISSIONER

August 8, 1980

Ira C. Cooke, Esquire  
36 S. Charles Street  
Suite 600  
Baltimore, Maryland 21201

RE: Petition for Special Hearing  
S/S McHenry St., 220' W of  
Bedford Ave  
Eugene Hettleman, et al  
Case No. 81-38-SPH

Dear Mr. Cooke:

This is to advise you that \$77.75 is due for advertising and posting of the above-property.

Please make check payable to Baltimore County, Maryland and remit to Sondra Jones, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Very truly yours,

WILLIAM E. HAMMOND  
Zoning Commissioner

WEH:sj

July 21, 1980

Ira C. Cooke, Esquire  
36 S. Charles Street  
Suite 600  
Baltimore, Maryland 21201

NOTICE OF HEARING

RE: Petition for Special Hearing - S/S McHenry Street, 220' W of Bedford Avenue - Eugene Hettleman, et al  
Case No. 81-38-SPH

TIME: 9:45 A.M.

DATE: Thursday, August 21, 1980

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE, TOWSON, MARYLAND

cc: Pikesville Partnership  
c/o Melvin Berger  
3725 Old Court Road  
Baltimore, Maryland 21208

WILLIAM E. HAMMOND  
ZONING COMMISSIONER OF  
BALTIMORE COUNTY

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. W. E. Hammond  
Zoning Commissioner

FROM: John D. Seyffert, Director  
Office of Planning and Zoning

SUBJECT: Petition No. 81-38-SPH Item 4

Date: July 29, 1980

Petition for Special Hearing  
South side of McHenry Street; 220 feet West of Bedford Avenue  
Petitioner: Eugene Hettleman, et al

Third District

HEARING: Thursday, August 21, 1980 (9:45 A.M.)

If granted it is requested that the order be conditioned to require a detailed landscaping plan, approved by the Division of Current Planning and Development.

John D. Seyffert, Director  
Office of Planning and Zoning

JDS:JGH:ab

Eugene Hettleman  
ATTORNEY AT LAW

600 KNICKERBOCKER BUILDING - 220 E. LEXINGTON STREET  
BALTIMORE, MARYLAND 21202  
301 752-3169

June 19, 1980

Mr. Ira C. Cooke  
36 S. Charles Street  
Baltimore, Maryland, 21201

Dear Ira,

This letter will confirm that you have been, and are specifically authorized to represent us, and to sign our names, on any documents involving the obtention of a special exemption on our property on the south side of McHenry Street, west of Bedford Avenue in Pikesville.

Very truly yours,

Eugene Hettleman  
Dorothy Hettleman

July 17, 1980

Mr. Ira Cooke  
Melnicove, Kaufman & Weiner, P.A.  
36 S. Charles Street - 6th Floor  
Baltimore, Maryland 21201

To Whom It May Concern:

This letter will confirm that you have been and are expressly authorized to represent the Pikesville Partnership, and to sign my name, on any documents involving the obtention of a special exception or a special hearing on the property we have under contract on the south side of the McHenry Street, west of Bedford Avenue in Pikesville.

Very truly yours,

Pikesville Partnership

Melvin Berger

MB:bk

D. S. THALER & ASSOCIATES, INC.  
11 WARREN ROAD • BALTIMORE, MARYLAND 21208 • (301) 484-4100

May 29, 1980

DESCRIPTION OF PARCEL OF LAND TO  
ACCOMPANY SPECIAL HEARING PETITION  
SOUTHEAST CORNER MCHENRY STREET  
AND DWYER AVENUE

Beginning for the same at a point on the south side of McHenry Street, 50 feet wide, at a point 220 feet west of the intersection of said south side with the west side of Bedford Avenue and running thence leaving said south side of McHenry Street, South 11°23'14" East 163.74 feet to the center of a stream, thence along center of said stream, Southwesterly 296 feet to the east side of Dwyer Avenue, a paper street, 30 feet wide, thence along east side of same, North 07°30'00" West 336.43 feet to the south side of McHenry Street, thence along same, North 82°00'46" East 229.32 feet to the place of beginning.

Containing 1.3 acres of land more or less.

Bearings described herein are not the result of a survey and have been assumed for zoning description purposes only.



CIVIL ENGINEERS • SITE PLANNERS



# PETITION FOR SPECIAL HEARING

3rd District

ZONING: Petition for Special Hearing

LOCATION: South side of McHenry Street, 220 feet West of Bedford Avenue

DATE & TIME: Thursday, August 21, 1980 at 9:45 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

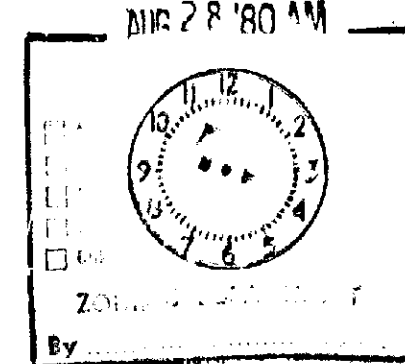
Petition for Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve off-street parking in a residential zone and allow an amendment of the site plan filed with Special Exception Case No. 80-61-X to allow a driveway for access to parking between the two properties

All that parcel of land in the Third District of Baltimore County

Being the property of Eugene Hettlemen, et al, as shown on plat plan filed with the Zoning Department

Hearing Date: Thursday, August 21, 1980 at 9:45 A.M.  
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF  
WILLIAM E. HAMMOND  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY



**PIKESVILLE  
COMMUNITY  
GROWTH  
CORP.**

August 25, 1980

Mrs. Jean M. H. Jung  
Deputy Zoning Commissioner  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Dear Mrs. Jung,

In recognition of your request for a recommendation from the Pikesville Community Growth Corporation, we have the request by the Pikesville Partnership for off-street parking in a residential zone and an amendment of the site plan filed with Special Exception Case #80-61-X as it regards the land presently owned by Eugene and Dorothy Hettlemen, 220' west of the intersection of Bedford Avenue and McHenry Street.

Given that a Special Exception for construction of a two story 28,600 square foot office building has already been granted for the parcel fronting on Bedford Avenue, we support this request for additional parking in a residential zone to serve that same office footage. It is our experience in Pikesville that office space built with just enough parking to meet code requirements results in overflow parking on nearby properties or side streets. The additional 92 spaces to be developed according to this request should prevent this from occurring at this location.

However, we are concerned about the potential negative effects of this large parking area on the surrounding residential areas both existing and potentially to be developed in the future. Therefore we would like you to urge the Partnership to work out issues related to lighting and screening of the parking lot with and to the satisfaction of the nearby residents.

Finally, we remind you of our concern regarding traffic which will be generated by the project (as stated in a letter sent to the Zoning Commissioner at the time of the request for the original Special Exception). Access to this parcel is by McHenry or Bedford, both of which are narrow streets. McHenry intersects with Reisterstown at

1413 Reisterstown Road • Pikesville, Maryland 21208 • (301) 484-2310

page 2

one of the most congested areas in Pikesville. We supported the request for a special exception for office use. However, we continue to recommend that construction of this office complex be delayed until the extension of Bedford Avenue to Old Court Road (as recommended in the Pikesville Revitalization Growth Plan) is committed to by the County.

Sincerely,

*Gene Gogel*

Gene Gogel  
President, Pikesville Community Growth Corporation

CG/sfh

cc: Mr. Ira A. Cook, Esq.  
Mr. Sylvan Goldman, Sylvan Goldman Realty  
Mr. Benton Pumpian, Pikesville Partnership  
Mr. Melvin Dwyer, Pikesville Partnership  
Mr. Mary Dopkin, Pine Ridge Improvement Association

LAW OFFICES OF  
MELNICOVE, KAUFMAN & WEINER, P.A.

36 SOUTH CHARLES STREET  
SIXTH FLOOR  
BALTIMORE, MARYLAND 21201  
(301) 332-8500

August 28, 1980

BERNARD S. MELNICOVE  
1911-1971  
GLENN E. BUSH  
IRA C. COOKE  
JAMES D. NELSON  
PHYLLIS W. BROWN  
STANLEY A. SHYDER  
RICHARD RUBIN  
HARRY C. STORM  
ROBERT C. FOWLER

WRITER'S DIRECT DIAL NO  
(301) 332-8540

Mrs. Jean M. Jung  
Deputy Zoning Commissioner  
111 West Chesapeake Avenue  
Towson, Maryland 21204

Re: Petition for Special Hearing,  
South side of McHenry Street,  
220 feet West of Bedford Avenue  
Petitioner: Eugene Hettlemen, et al.

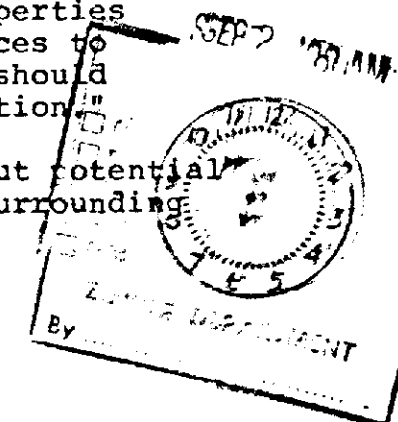
Dear Mrs. Jung:

Pursuant to your request made at the Public Hearing on August 21, 1980, in regard to the above referenced matter, I have contacted the Pikesville Community Growth Corporation and the Office of Planning and Zoning in Baltimore County.

You should have in your file a letter dated August 25, 1980, from Mr. Gene Gogel, President of the Pikesville Community Growth Corporation in which he states:

"We support this request for additional parking in a residential zone to serve that same office footage. It is our experience in Pikesville that office space built with just enough parking to meet code requirements results in overflow parking on nearby properties or side streets. The additional 92 spaces to be developed according to this request should prevent this from occurring at this location."

I am cognizant about Mr. Gogel's comment about potential negative effect of the parking area on the surrounding



MELNICOVE, KAUFMAN & WEINER, P.A.

Mrs. Jean M. Jung  
August 28, 1980  
Page TWO

residential areas. Nevertheless, as I represented to you at the Hearing, my client's will work diligently to cooperate with the residents in regard to lighting, landscaping, and the closing of the lot at appropriate hours.

You further requested hearing from the local planners. You should have in your file a report dated July 29, 1980, from J. C. Hoswell. As stated by Mr. Hoswell his only concern is that a detailed landscaping plan be approved by the Division of Current Planning and Development. After reading Mr. Hoswell's report I was in telephone contact with him. Mr. Hoswell gave me permission to represent to you that with the exception of the landscaping requirement he has no objection to my client's being allowed to construct the additional parking lot.

I hope that the foregoing answers any questions that you may have, and if I can be of further assistance to you it will be a pleasure.

Looking forward to receiving your findings in the near future. I remain,

Very truly yours,

*Ira C. Cooke*  
Ira C. Cooke

ICC/ndp

## PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <i>[Signature]</i>			Revised Plans:		Change in outline or description		Yes		No	
Previous case: <i>80-61-X</i>			Map #							

A. C. Cooke, Esquire  
31 South Charles Street, Suite 600  
Baltimore, Maryland 21201

cc: D.S. Daler & Assoc., Inc.  
11 Vauxhall Road  
Baltimore, Md. 21208

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 1st day of July, 1980.

*[Signature]*  
WILLIAM E. HAMMOND  
Zoning Commissioner

Petitioner: Eugene Hettlemen, Et Al

Petitioner's Attorney: Ira C. Cooke, Esq.

Reviewed by: *[Signature]*  
Nicholas B. Commodari  
Chairman, Zoning Plans  
Advisory Committee

## PETITION FOR SPECIAL HEARING 3rd DISTRICT

ZONING: Petition for Special Hearing  
LOCATION: South side of McHenry Street, 220 feet West of Bedford Avenue  
DATE & TIME: Thursday, August 21, 1980 at 9:45 A.M.  
PUBLIC HEARING: Room 106 County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:  
Petition for Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve off-street parking in a residential zone and allow an amendment of the site plan filed with Special Exception Case No. 80-61-X to allow a driveway for access to parking between the two properties.

All that parcel of land in the Third District of Baltimore County, Beginning at the same as a point on the south side of McHenry Street 26 feet wide, at a point 220 feet west of the intersection of said south side with the west side of Bedford Avenue and running thence leaving said south side of McHenry Street, South 11' 21" East 187.94 feet to the center of a stream, thence 26 feet wide, thence along said side of stream, North 0° 30' 00" West 38.43 feet to the south side of McHenry Street, thence along said side of stream, North 0° 30' 00" West 38.43 feet to the south side of McHenry Street, thence along said side of stream, North 0° 30' 00" West 38.43 feet to the place of beginning. Containing 1.8 acres of land more or less.

Bearings described herein are not the result of a survey and have been assumed for zoning description purposes only.  
Being the property of Eugene Hettlemen, et al, as shown on plat plan filed with the Zoning Department.  
Hearing Date: Thursday, August 21, 1980 at 9:45 A.M.  
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.  
By order of:  
WILLIAM E. HAMMOND,  
Zoning Commissioner  
of Baltimore County  
July 31.

## CERTIFICATE OF PUBLICATION

TOWSON, MD. July 21, 1980

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on the 21st day of August, 1980, before the 21st day of August, 1980, the 1st publication appearing on the 31st day of July 1980.

THE JEFFERSONIAN,

*[Signature]*  
Manager.

Cost of Advertisement, \$.....

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your Petition has been received this 19 day of June, 1980

Filing Fee \$ 25 Received: ☒ Check

☐ Cash

☐ Other

# 4

*[Signature]*

William E. Hammond, Zoning Commissioner

Petitioner: *[Signature]* Submitted by: *[Signature]*

Petitioner's Attorney: *[Signature]* Reviewed by: *[Signature]*

\*This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

## CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 3rd Date of Posting: Aug. 2, 1980

Posted for: PETITION FOR SPECIAL HEARING

Petitioner: EUGENE HETTEMAN, ET AL

Location of property: S/S MCHENRY ST. 220' W. OF BEDFORD AVE

Location of signs: #1 LOCATION SIGN, SW CORNER MCHENRY ST & BEDFORD AVE

#2 S/S MCHENRY ST. 220' W. OF BEDFORD AVE

Remarks: *[Signature]* Date of return: AUG. 8, 1980

Number of Signs: Two





BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 089653

DATE July 21, 1980 ACCOUNT 01-662

AMOUNT \$25.00

RECEIVED FROM: Melnicove, Kaufman & Weiner, P.A.

FOR: Filing Fee for Case No. 81-38-SPH

202-644-21

25.00

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 089656

DATE August 15, 1980 ACCOUNT 01-662

AMOUNT \$77.75

RECEIVED FROM: Pikesville Shopping Center

FOR: Adv. & Posting for Case No. 81-38-SPH

356-644-21

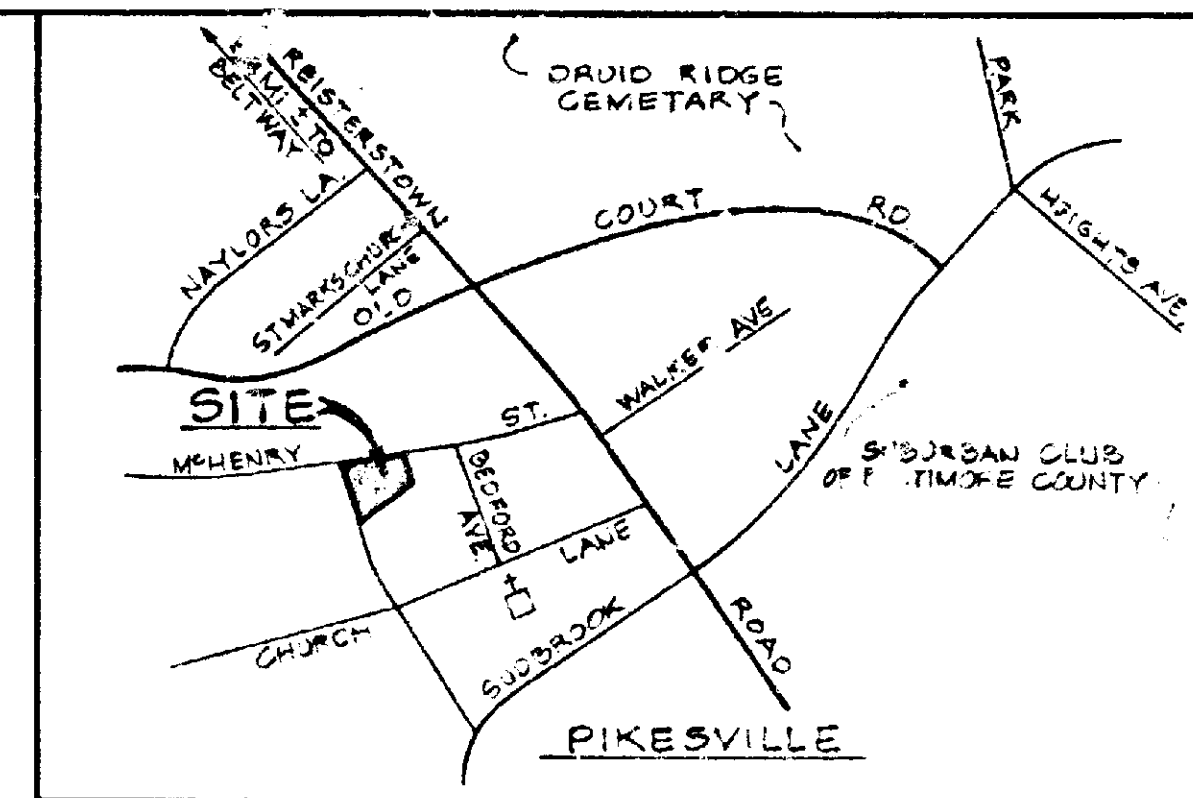
77.75

VALIDATION OR SIGNATURE OF CASHIER

EX. ZONING - DR. 2  
EX. USE - RESIDENTIAL

MCHENRY

STREET



VICINITY MAP  
SCALE: 1"=1000'

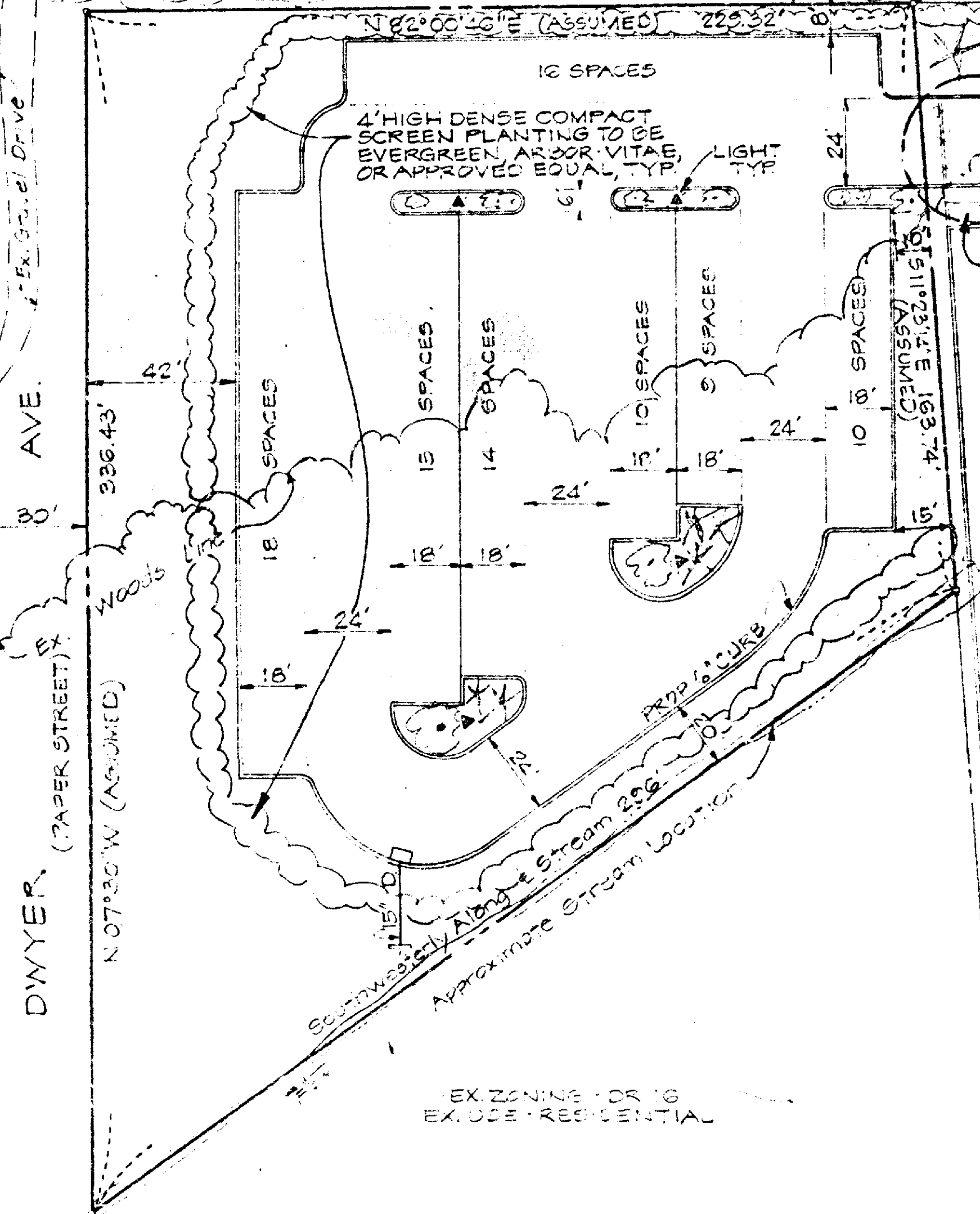
EX. ZONING - DR. 16  
EX. USE - RESIDENTIAL

Ex. House

Ex. Garage

Ex. Shed

NOTES, CONTINUED  
14. HOURS OF ILLUMINATION SHALL BE FROM DUSK TO MIDNITE.  
15. HOURS OF USE TO BE FROM 6:00 AM TO MIDNITE.



REVISION TO  
80-61X  
REMOVE CURB AND  
INSTALL 24' WIDE  
E. RAMP.  
SEE SHEET 2 OF 2

PROPOSED  
2 STORY  
OFFICE BUILDING

EX. ZONING - DR. 16 WITH  
SPECIAL EXCEPTION FOR OFFICE BLDG.  
80-61X

NOTES

1. EXISTING ZONING DR. 16
2. AREA SUBJECT TO PETITION 1.3 ACT
3. TOTAL PARKING SPACES PROPOSED HEREON 52
4. ALL PROPOSED PAVING TO BE BITUMINOUS CONCRETE WITH STONE BASE, PROPERLY DRAINED.
5. PROPERTY LINES ARE APPROXIMATE AND ESTABLISHED FROM DEEDS, BEARINGS ARE ASSUMED.
6. THE LAND SOUSED DOES ADJOIN THE BUSINESS INVOLVED.
7. ONLY PASSENGER VEHICLES, EXCLUDING BUSES MAY USE THE PARKING AREA.
8. NO LOADING SERVICE, OR ANY USE OTHER THAN PARKING IS ALLOWED.
9. LIGHTING SHALL BE REGULATED AS TO LOCATION, DIRECTION, HOURS OF ILLUMINATION, GLARE & INTENSITY AS REQUIRED.
10. SCREENING BY A WALL, FENCE, PLANTING AND/OR OTHERWISE SHALL BE REQ'D AS DEEMED ADVISABLE BY OFFICE OF PLANNING.
11. A PAVED SURFACE, PROPERLY DRAINED SHALL BE INSTALLED.
12. A SATISFACTORY PLAN SHOWING PARKING ARRANGEMENT AND VEHICULAR ACCESS MUST BE PROVIDED.
13. METHOD AND AREA OF OPERATION, PROVISION FOR MAINTENANCE AND PERMITTED HOURS OF USE SHALL BE SPECIFIED AND REGULATED AS REQUIRED.

PLAT TO ACCOMPANY  
PETITION FOR SPECIAL HEARING  
AND REVISION TO SPECIAL EXCEPTION 80-61X

MCHENRY ST. & DWYER AVE.  
BALTO. CO. MD. 3RD ELECT. DISTRICT  
SCALE: 1"=30' JUNE 17, 1980

ENGINEERS  
D. S. THALER & ASSOC. INC.  
11 WARREN ROAD  
BALTO. MD. 21208 484 4100

